



HISTORIC DISTRICT REVIEW COMMISSION

Regular Meeting Agenda

February 16, 2016

5:30 p.m.

- I. Call to Order**
- II. Roll Call**
John Carr____, Vern Drottz____, Mike Gilmore____, Matt Grundy____,
Dail Hobbs _____, Clay Lozier____, Kelley Wrenn Pozel____, Doug Wilson____
- III. Approval of Regular Meeting Summary: December 1, 2015**
- IV. HDRC Case 15-012LS (Amendment):** Consideration of a request to amend the Certificate of Appropriateness for renovations to 1-5 N. Water Street, Liberty Square Historic District
- V. HDRC Case 16-001LS:** Consideration of a request for a Certificate of Appropriateness for improvements at 112 E. Franklin Street, Liberty Square Historic District
- VI. Other Business**
 - a. Administrative Approvals
 - In-kind repair of stair rail at 424 E. Mississippi
 - In-kind repairs at 7 S. Jewell
 - b. Miscellaneous matters from the Commission
 - c. Miscellaneous matters from staff
 - d. Election of Chair and Vice-chair
 - e. Commissioner Training
- VII. Adjournment**

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Regular Session Summary

December 1, 2015
5:30 p.m.

I. Call to Order

Chairman Grundy called the meeting to order at 5:38 p.m.

II. Roll Call

John Carr, Mike Gilmore, Matt Grundy, Clay Lozier, Kelley Wrenn Pozel and Doug Wilson answered roll call. Jonna Wensel represented staff. Andy Noll, Assistant Director of Public Works, was also in attendance.

III. Approval of Meeting Summary

Mr. Carr made a motion to approve the November 17, 2015 meeting summary. Mr. Carr seconded the motion, which was approved 5-0-1. (Mr. Wilson abstained due to absence.)

IV. HDRC Case 15-019J: Consideration of a request for a Certificate of Appropriateness for construction of a garage at 526 E. Mill Street, Jewell Historic District

Ms. Wensel presented the details of the application, as described in the staff report.

Mr. Lozier asked the applicants, Jason and Lisa Weaver, if they have found a stone accent they feel is a good match. Mr. Weaver said he hasn't found one yet. Mr. Lozier asked if they could see a sample. Mr. Weaver agreed.

Mr. Carr asked if the stone accent would be used at the base of the garage. Mr. Weaver said yes.

Ms. Pozel said she likes the oval window that matches the one on the house.

Mr. Wilson asked if the proposed stone will be a veneer. Mr. Weaver said it is cast stone, like is on the house.

Mr. Carr said because it is an accessory structure it is not necessary to match every detail.

Mr. Lozier made a motion to approve the application with the stipulation that the stone accents be approved by the HDRC. Mr. Carr seconded the motion, which was approved 6-0.

V. Update on 2016 Downtown Reconstruction

Andy Noll said the Downtown Reconstruction Task Force has been meeting for the past several months and showed the commission what has been accomplished by that group so far.

VI. Other Business

- a. Administrative approvals
 - Ms. Wensel said there had been one since the last meeting.
- b. Miscellaneous matters from the Commission
 - a. Mr. Carr asked if a new HDRC member had been appointed.
 - b. Mr. Carr asked what was going on at 133 N. Lightburne
 - c. Mr. Wilson asked about the house at 462 E. Kansas
- c. Miscellaneous matters from staff
 - a. Ms. Wensel said this is the last meeting of the year.

VII. Adjournment

Mr. Grundy adjourned the meeting at 6:30 p.m.



Historic District Review Commission

HDRC Case No. 15-012LS (Amendment)

Staff: Jonna Wensel, Community Development Manager

Date: September 15, 2015 (Amended February 16, 2016)

GENERAL INFORMATION

Application: Request to amend the Certificate of Appropriateness for renovations to
1-5 N. Water Street
Applicant: Shane Griffin
Location: 1, 3, & 5 N. Water Street
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: September 4, 2015 (February 5, 2016)

SPECIFIC INFORMATION

SITE HISTORY

1 - 3 N. Water Street was built around 1880 and has served as the Snelling Variety Store, Sevier Drug Store, Snelling-Clark Department Store, J. S. Conway Grocery, Union Bus Depot, and Bedinger's Ethan Allen Furniture Store. In addition to the storefronts on North Water, there are several basement spaces facing East Kansas. The original storefronts at 1-3 N. Water have been replaced with large multi-paned windows. Old photos show that the façade was originally quite plain, with the existing cornice added later. The cast iron columns at the doorway and southwest corner of the building appear to be original, as they can be seen in photos from the 1900s. 1 and 3 N. Water were built as two separate store fronts, but were combined with 5 N. Water into one large retail space and storefront with the entrance at 1 N. Water.

5 N. Water Street was built around 1885 and has been various grocery stores and drug stores before being combined with 1-3 N. Water. The storefront is identical to those at 1-3 N. Water and lacks an entrance. The second story has decorative brickwork, and a cornice with brackets that appear to be original. There are three arched windows; the middle window is paired.

PROPOSAL DESCRIPTION (Presented Sept. 15, 2015)

The applicant proposes to make alterations to the buildings as follows:

1-3 N. Water: The existing storefront will be replaced with two new aluminum storefronts. The cast iron columns will be preserved. A new entry will be installed on the left side of 3 N. Water. The new doors on 1 and 3 will be full view commercial style doors: a single door at #3 and double doors at #1. The stucco will be removed and the brick façade restored. The base will be clad in reclaimed wood veneer. The existing non-historic cornice will be removed. Two backlit signage boards made of reclaimed wood measuring 2' high will be installed over each storefront. A double-sided projecting marquee sign measuring 2' wide by 14' tall will be installed on the corner of the building. The sign will be of painted metal and will be internally lit.

5 N. Water: The existing storefront will be replaced with a new aluminum storefront, including a new entrance on the left side with a painted wood paneled door. A 2' high EIFS (stucco finish) sign band will be installed between the first and second floors and the existing cornice will be restored. The brick will be repainted. The existing second floor double hung windows on the front will be restored. Three window openings on the south side second floor that are boarded over will be reopened and replaced with 36"x48" double hung aluminum clad wood windows.

PROPOSED CHANGES (February 16, 2016)

Rather than using reclaimed wood veneer (originally proposed by the applicant) or maintaining the existing brick (recommended by the HDRC), which is severely deteriorated and missing in places, the applicant proposes to use limestone veneer panels with a limestone wall cap along the base of the new aluminum storefronts at 1-3 N. Water.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
5. <u>Exterior walls</u> : A structure’s original walls, including masonry, siding, sheathing materials, and exposed foundations, shall be maintained and preserved. Walls, siding, and sheathing materials that may not be original, but have acquired significance by virtue of age or craftsmanship, shall also be maintained and preserved. These walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials unless it is no longer feasible to maintain the significant materials. Masonry shall not be painted or stuccoed unless it is no longer feasible to maintain the significant materials. Restoration of original walls, siding and sheathing materials is encouraged. Removal of false facades that cover or disguise original walls and materials is encouraged.	It appears that the original brick is severely deteriorated to the extent that it cannot be restored. Limestone panels would be a sensitive treatment that would complement the building and the streetscape.

ADDITIONAL INFORMATION

This case was originally approved by the HDRC on September 15, 2015.

STAFF RECOMMENDATION

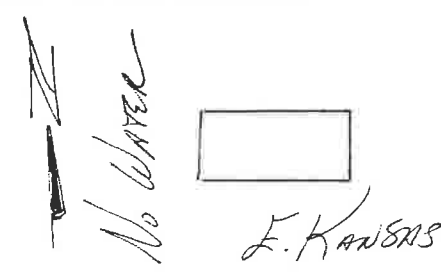
The application meets the standards for review and guidelines; therefore staff recommends approval of the amendment to HDRC case #15-012LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: Architectural Drawing
5. Exhibit E: Photos of limestone in similar applications
6. Exhibit F: Excerpt of Sept. 15, 2015 HDRC Meeting Summary



HISTORIC INVENTORY

1. No. 8-F		4. Present Name(s) Bedinger's Liberty House Furniture Exhibit B	
2. County Clay		5. Other Name(s) Snelling Variety Store; Lincoln Building	
Location of Negatives Liberty Community Development			
6. Specific Location 1 North Water		16. Thematic Category	28. No. of Stories 1
7. City or Town II Rural, Township & Vicinity Liberty, Missouri		17. Date(s) or Period c. 1880	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 		18. Style or Design	30. Foundation Material
		19. Architect or Engineer	31. Wall Construction masonry
		20. Contractor or Builder	32. Roof Type & Material Flat, Tar & Gravel
		21. Original Use, if apparent Commercial	33. No. of Bays Front 3 Side
		22. Present Use Commercial	34. Wall Treatment brick
		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	35. Plan Shape Rectangular
		24. Owner's Name & Address, if known	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
9. Negative No. 2-1		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	37. Condition Interior <input type="checkbox"/> Exterior good
10. Site Building <input checked="" type="checkbox"/> Structure Object <input type="checkbox"/>		26. Local Contact Person or Organization Liberty Mo, Community Devel.	38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/>
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	27. Other Surveys in Which Included	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
15. Name of Established District			41. Distance from and Frontage on Road, approx 28' on N. Water
42. Further Description of Important Features This building is sited at the corner of East Kansas and North Water Streets. Because of a steep grade, the building has a prominent basement level on the Kansas Street side. The building has been renovated and the storefront windows which comprise much of the main facade's surface area are multipaned. The entrance door is recessed and centrally located. Cast iron columns appear at the doorway and at the southwest corner of the building. The parapet is distinguished by brackets and rectangular panels.			
43. History and Significance The Snelling Variety Store was located at the southeast corner of the square in 1889. In 1901 this building housed the C.H. Seiver Drug Store. The Snelling name was still associated with the building in 1913, as it housed the Snelling-Clark Department Store. In addition to the storefronts facing on to North Water, the building contained several basement retail spaces, with			
44. Description of Environment and Outbuildings The Court House is located on the west of this building. Other commercial buildings are to the north, south, and east.			
45. Sources of Information Liberty Tribune, Jan. 12, 1912; July 4, 1946; March 31, 1899. Heritage of Liberty, 1976, p. 102-03. Clay County Centennial Souvenir, 1922, p. 36.			46. Prepared by PILAND/UGUCCIONI
			47. Organization Liberty, Comm. Dev.
			48. Date 4/85
			49. Revision Date(s)

HISTORIC INVENTORY

ADDRESS:

1 North Water
Liberty, MO

#43. (cont.)

with an entrance from West Kansas. Various firms have occupied these rooms over the years. By 1929 the J.S. Conway grocery was a tenant in the building. In the 1940's the building was owned by Enfield Lincoln, and for a period of time serves as the Union Bus Depot. It was leased to George Bedinger for a furniture store in 1946, and is still occupied by that firm.

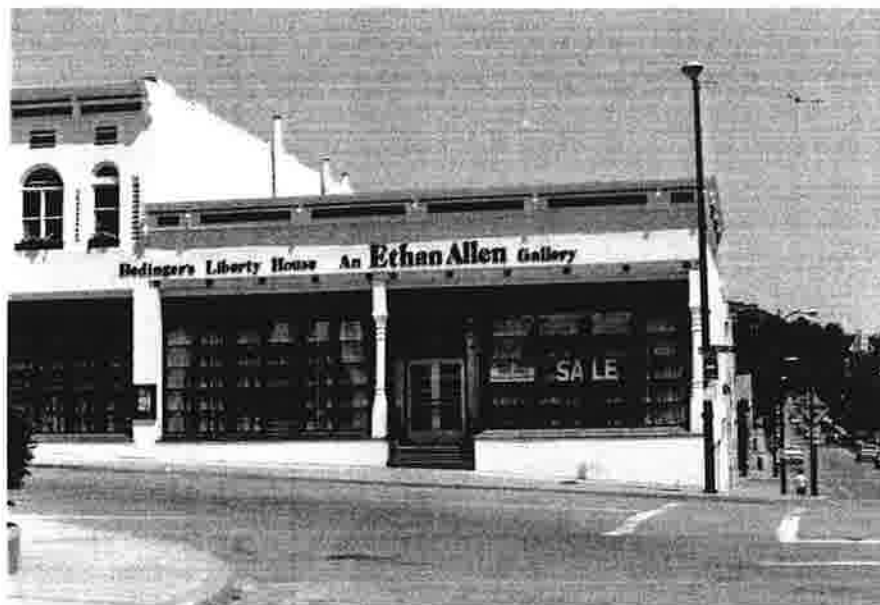


Exhibit C





Exhibit D

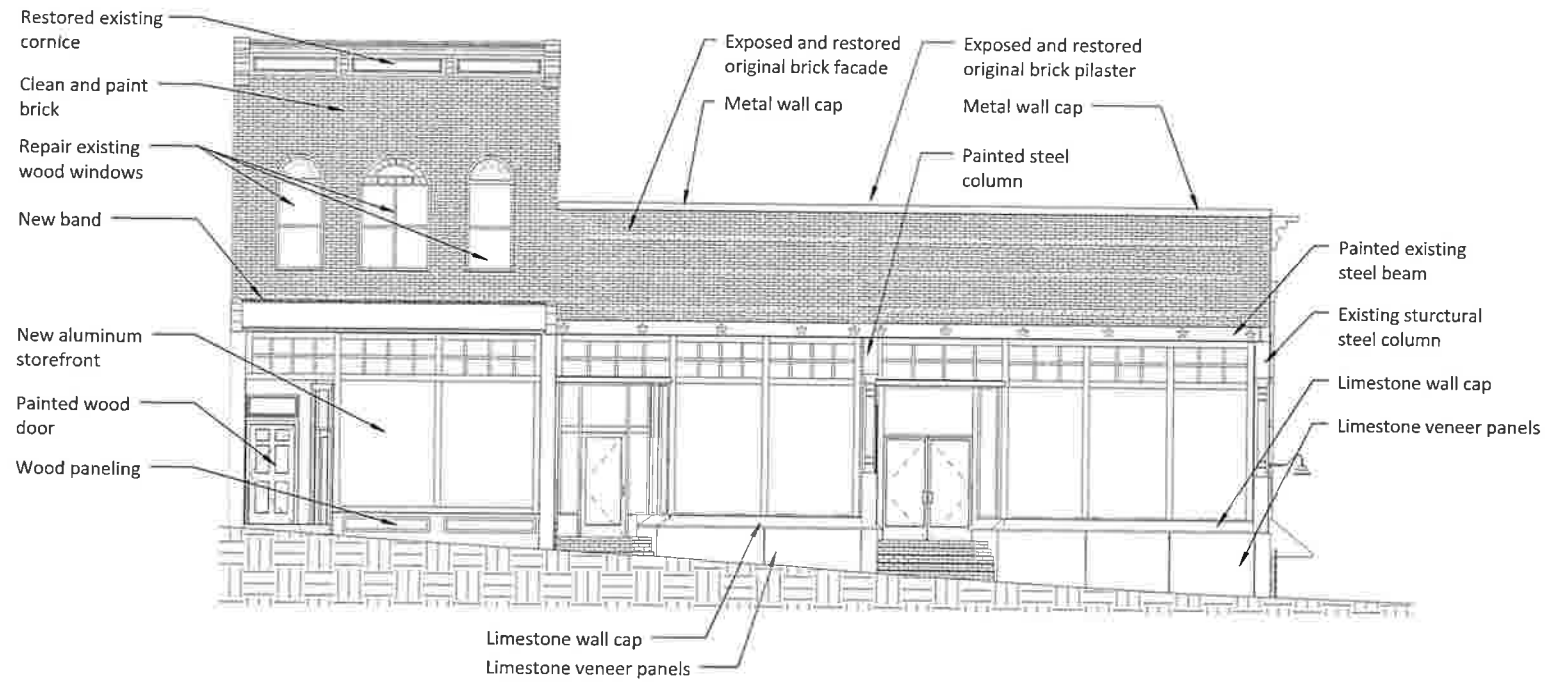


Exhibit E



LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Excerpt of Regular Session Summary

September 15, 2015
5:30 p.m.

I. HDRC Case 15-012LS: Consideration of a request for a Certificate of Appropriateness for renovations to 1-5 N. Water St. and 100-108 E. Kansas St., Liberty Square Historic District

Ms. Wensel presented the details of the application, as described in the staff report.

Ms. Pozel asked the project architect, Aimee Gray, if there was a similar marquee sign on the building before. Ms. Gray said there had been and referred to the historic photos.

Mr. Carr asked if the proposed garage doors at 106-108 E. Kansas would be glass. Ms. Gray said they would be. Mr. Carr asked if the door at 5 N. Water would be wood. Mr. Gray said it would be a six or eight panel solid wood door.

Mr. Carr said he liked the look of the reclaimed wood and asked if it would be installed horizontally. He expressed concern about its ability to prevent water from infiltrating behind it. Ms. Gray said it would be horizontal and was intended to function as a rain screen.

Mr. Hobbs asked staff if the public stairs would be addressed during the reconstruction of the square. Ms. Wensel said they may be, but were not part of this application. He asked about handicap accessibility. Ms. Gray said she hoped that the fronts of 3 and 5 N. Water would be more accessible after the sidewalk reconstruction. Ms. Wensel said accessibility is required with participation in the Chapter 353 program.

Mr. Drottz said he thinks the reclaimed wood siding and sign boards look too modern and are not appropriate in this location. He would rather the cornice be metal or stucco rather than EIFS. He asked what color the storefronts would be. Ms. Gray said dark bronze or black.

Mr. Grundy said the alterations would dramatically change the appearance of 100-108 E. Kansas St. Ms. Gray said the new storefronts more closely resemble those in the historic photos.

Mr. Wilson reiterated concern about the wood siding. Ms. Pozel and Mr. Drottz agreed that it looks too modern and covers the original elements. Mr. Griffin, the applicant, said he likes the look of the wood, but he is not committed to it and would retain the original brick appearance if necessary.

Ms. Pozel asked what the text will be on the marquee sign. Mr. Griffin said he did not know, but it would likely be used for one of the tenants. Mr. Wilson said he is concerned

about too many signs in general and the projecting sign, specifically. While there is a precedent for this marquee sign, he said, other business owners will want them even though they are not historic.

Mr. Carr said he likes the historic-looking signs, even if they are reproductions, but thinks this one should be smaller. Mr. Griffin said the marquee signs give similar historic squares their character. Ms. Gray said the lighting and signs are like jewelry for the downtown when they are done well.

Mr. Wilson moved to approve the application with the stipulations that: 1.) the reclaimed wood siding be replaced with brick, and 2.) all of the signs be reviewed under separate applications, to be submitted when details are available. Mr. Lozier seconded the motion, which was approved 7-0.



HDRC Case No. 16-001LS

Staff: Jonna Wensel, Community Development Manager

Date: February 16, 2016

GENERAL INFORMATION

Application: Certificate of Appropriateness for improvements
Applicant: William W. Jefferies
Location: 112 E. Franklin St.
District: Liberty Square Historic District
NRHP Status/category: Contributing
File Date: January 29, 2016

SPECIFIC INFORMATION

SITE HISTORY

The Colonial Hotel (also known as the Major Hotel) was built in 1912 for \$30,000. It had 30 rooms and 10 bathrooms. The three-story building is situated on the corner of Franklin and Missouri Streets and has two main entrances each accentuated by a covered porch. The porch wraps around the south and east sides and has identical flat roofs on each side, supported by brick columns. The hipped roof has wide overhanging eaves and shed roof attic dormers on the east, west, and south slopes. Windows are original one-over-one double hung, with stone lug sills and lintels. The building has been converted into 21 apartment units. The new owner intends to make improvements to the apartments and the building's exterior.

PROPOSAL DESCRIPTION

The applicant proposes to replace the rain gutters, replace the concrete porch and sidewalk, install new HVAC units; and replace the windows.

Details:

1. Rain gutters: will be replaced in-kind with no change to the appearance.
2. Porch and sidewalk: concrete will be replaced in-kind with no change to the appearance.
3. HVAC: 21 Daikin split air conditioning condensers will be installed on the west, north, and east sides at ground level. Each unit measures approximately 28" wide x 12" deep x 24" high.
4. Windows: all windows (approx. 88) will be replaced with Anderson aluminum-clad wood windows.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<i>7. Doors and windows: Original doors and windows shall be retained and preserved, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, and hardware. When repair is not feasible, as determined by the HDRC, replacements may be deemed appropriate, provided the appearance, detail, profile, size, and material are designed to match the original door or window, as specified in the Historic District Design Guidelines. The wholesale replacement of original windows is not permitted. Windows that are not original to the structure may be replaced in-kind or with a higher grade material. In-kind replacements consistent with this standard shall be approved by staff. If additional doors or windows become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors.</i>	It appears that most of the existing windows are original to the building and would require minor to moderate repairs to become fully serviceable. As wholesale replacement of windows is not permitted, and most of the windows are able to be repaired, replacement in this case is not appropriate and is discouraged.
<i>10. Mechanical equipment and weather protection devices: Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.</i>	The HVAC condenser units should be placed on the non-street facing sides of the building (west and north), or heavily landscaped, so as not to be visible from the street.

PREVIOUS CASES / ADDITIONAL INFORMATION

Members of the HDRC Design Subcommittee met with the applicant on site on January 27 to inspect the windows.

Applications for a certificate of appropriateness for exterior alterations made as a result of financial incentives provided by the City must be reviewed by the HDRC and forwarded to the City Council with a recommendation. This case will be presented to City Council on February 22.

STAFF RECOMMENDATION

The application partially meets the standards for review and guidelines; therefore staff recommends *approval* of items #1 (gutters) and #2 (concrete); *approval* of item #3 (HVAC) *with the stipulation* that the condensers are screened with landscaping; and *denial* of item #4 (windows) of HDRC case #16-001LS.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Photos of existing conditions
4. Exhibit D: HVAC specifications
5. Exhibit E: Window specifications

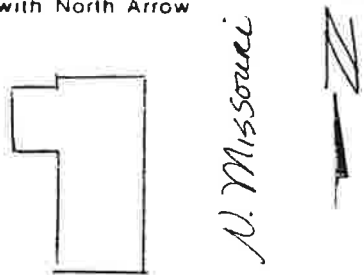


HDRC Case #16-001LS
112 E. Franklin St.



Exhibit A:
Vicinity Map

HISTORIC INVENTORY

1 No 5-G		4 Present Name(s) Colonial Hotel		Exhibit B	
2 County Clay		5 Other Name(s) Major Hotel			
3 Location of Negatives Liberty Community Development					
6 Specific Location 112 East Franklin		16 Thematic Category	28 No. of Stories 3	29 Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 30 Foundation Material stone 31 Wall Construction masonry 32 Roof Type & Material hip; comp. shingle 33 No. of Bays Front Side 34 Wall Treatment brick 35 Plan Shape irregular 36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/> 37 Condition Interior Exterior good 38 Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 39 Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 40 Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 41 Distance from and approx. Frontage on Road 40' on E. Franklin	
7 City or Town If Rural, Township & Vicinity Liberty, Missouri		17 Date(s) or Period 1912	18 Style or Design		
8 Site Plan with North Arrow 		19 Architect or Engineer Keene & Simpson (KC Mo.)	20 Contractor or Builder Huggins Const. Co. (KC Mo.)		
		21 Original Use, if apparent hotel	22 Present Use hotel		
		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	24 Owner's Name & Address, if known		
		25 Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	26 Local Contact Person or Organization Liberty Mo, Community Devel.		
9 Negative No. 3-1		27 Other Surveys in Which Included			
10 Site BuildingXX Structure Object		11 National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
12 Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		13 Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
14 District Potent'l? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		15 Name of Established District			
42 Further Description of Important Features This stately three-story building has frontage on both N. Missouri and E. Franklin, and as a result possesses two major entrance porches. The porches themselves are identical and feature brick piers carrying flat roof with wooden entablature. The windows possess stone lugsills and intels. The shallow hip of the roof is accentuated by overhanging eaves and road soffit areas. Brick quoins accent the corners of the building. Shed roof dormers are placed on the east, west, and south roof slopes.					
43 History and Significance This hotel was built by a stock company of citizens for \$30,000. Leaders in the effort to secure the hotel for Liberty were the Commercial Club and its President, R.E. Ward. The hotel formally opened on Jan. 31, 1913 with 30 rooms and 10 bathrooms. In 1922, Liberty's Centennial Ball was held in the hotel. The building was damaged by a fire in August of 1934.					
44 Description of Environment and Outbuildings A residence is north of this hotel. A commercial building and surface parking area are to the south. To the east is an apartment building. A surface parking area is also to the west.					
45 Sources of information Western Contractor, March 20, 1912, p. 19; June 12, 1912. The Heritage of Liberty, 1976, p. 113. Clay County Centennial Souvenir, 1922, p. 38. Liberty Tribune, March 8, March 29, May 24, June 21, 1912. Liberty Tribune, Feb. 24, 1922.			46 Prepared by PILAND/UGUCCIONI 47 Organization Liberty, Comm. Dev. 48 Date 4/85		

Continuation

HISTORIC INVENTORY

ADDRESS: 112 East Franklin
Liberty, Missouri

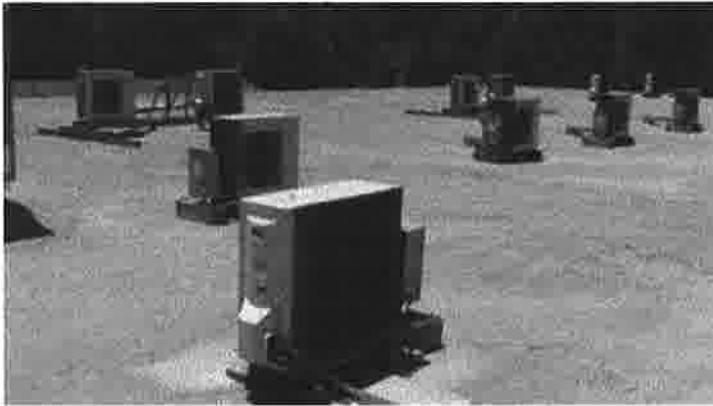




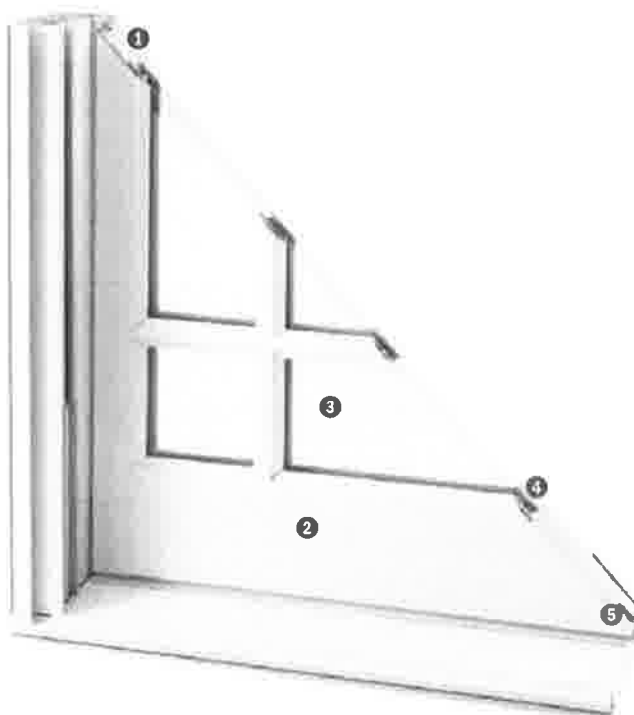


Exhibit D





Talon® RetroFit Double-Hung Windows



RetroFit Double-Hung Windows

RetroFit double-hung fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.

Frame & Sash

① Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

② Wood components are fitted with aluminum extrusions on the exterior.

50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

③ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

④ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

⑤ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

⑥ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts are available and allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

Sash locks and lifts are available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil-rubbed bronze, satin chrome and bright chrome.

Jamb Liner & Balance System

⑦ Basic jamb liners are available in beige or white and are made of synthetic material. Optional painted aluminum exterior inserts and wood-veneered interior inserts also available.

Features & Options

Visit our website to see larger images of our features and options.

<p>8 Sash Locks</p>	<p>7 Rigid Jamb Liners</p>	<p>9 Divided Lights</p> <p>*NOTE: Divided light options also available in 2 1/4" width and in contemporary profile.</p> <p>MDL - Modern Divided Lights* Flat - Between-glass grilles CDL - Classic Divided Lights* Contoured - Between-glass grilles Removable - Removable wood grilles</p> <p>See page 24 for more information on our divided light options.</p>
<p>Sash Lifts</p>	<p>8 Insect Screens</p>	<p>10 VeriLock™ Sensors</p> <p>E-Series/Eagle® double-hung windows with VeriLock™ sensors use a different sash lock. Available in all hardware finishes.</p>

Jamb liners encase balance assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Sill Slope

8 degrees is the standard slope. Filler block is used on existing window sill angles of less than 8 degrees.

8 Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® insect screens available in all 50 exterior colors and seven anodized finishes.

See page 26 for more information on our insect screen options.

9 Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

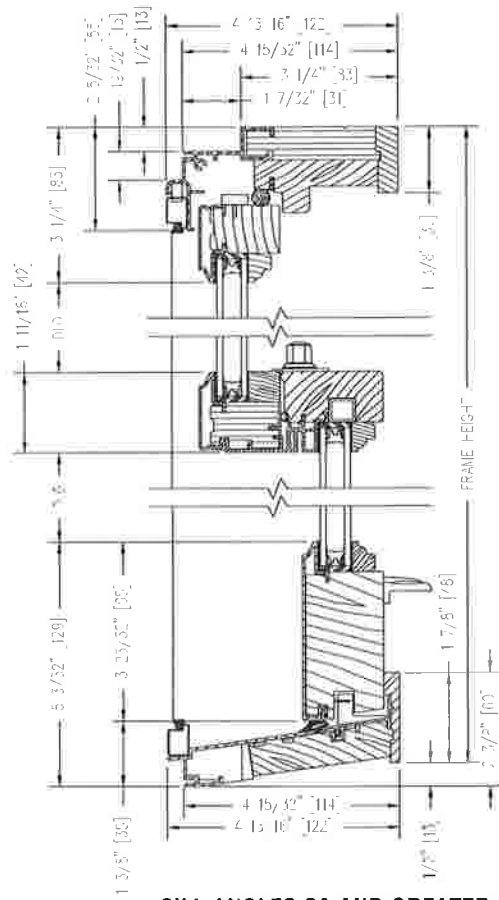
10 VeriLock™ Sensors

Innovative technology that integrates wireless security sensors into select double-hung windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See pages 6–7 for details.

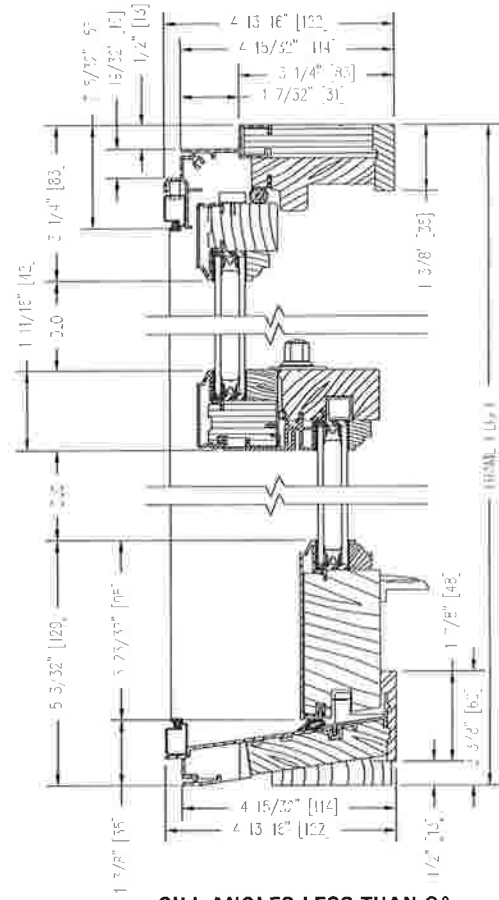
Measuring Guidelines

Measuring guidelines for RetroFit double-hung and picture windows can be found on our website EagleWindow.com under *Support > Installation Instructions*.

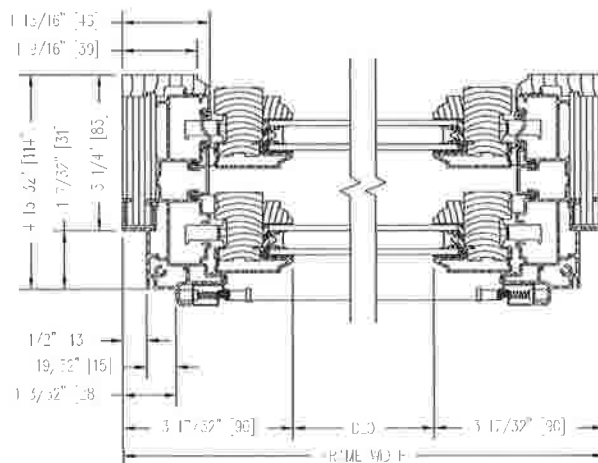
DOUBLE HUNG RETRO-FIT



SILL ANGLES 8° AND GREATER



SILL ANGLES LESS THAN 8°



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LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Excerpt of Regular Session Summary

September 15, 2015
5:30 p.m.

I. HDRC Case 15-012LS: Consideration of a request for a Certificate of Appropriateness for renovations to 1-5 N. Water St. and 100-108 E. Kansas St., Liberty Square Historic District

Ms. Wensel presented the details of the application, as described in the staff report.

Ms. Pozel asked the project architect, Aimee Gray, if there was a similar marquee sign on the building before. Ms. Gray said there had been and referred to the historic photos.

Mr. Carr asked if the proposed garage doors at 106-108 E. Kansas would be glass. Ms. Gray said they would be. Mr. Carr asked if the door at 5 N. Water would be wood. Mr. Gray said it would be a six or eight panel solid wood door.

Mr. Carr said he liked the look of the reclaimed wood and asked if it would be installed horizontally. He expressed concern about its ability to prevent water from infiltrating behind it. Ms. Gray said it would be horizontal and was intended to function as a rain screen.

Mr. Hobbs asked staff if the public stairs would be addressed during the reconstruction of the square. Ms. Wensel said they may be, but were not part of this application. He asked about handicap accessibility. Ms. Gray said she hoped that the fronts of 3 and 5 N. Water would be more accessible after the sidewalk reconstruction. Ms. Wensel said accessibility is required with participation in the Chapter 353 program.

Mr. Drottz said he thinks the reclaimed wood siding and sign boards look too modern and are not appropriate in this location. He would rather the cornice be metal or stucco rather than EIFS. He asked what color the storefronts would be. Ms. Gray said dark bronze or black.

Mr. Grundy said the alterations would dramatically change the appearance of 100-108 E. Kansas St. Ms. Gray said the new storefronts more closely resemble those in the historic photos.

Mr. Wilson reiterated concern about the wood siding. Ms. Pozel and Mr. Drottz agreed that it looks too modern and covers the original elements. Mr. Griffin, the applicant, said he likes the look of the wood, but he is not committed to it and would retain the original brick appearance if necessary.

Ms. Pozel asked what the text will be on the marquee sign. Mr. Griffin said he did not know, but it would likely be used for one of the tenants. Mr. Wilson said he is concerned

about too many signs in general and the projecting sign, specifically. While there is a precedent for this marquee sign, he said, other business owners will want them even though they are not historic.

Mr. Carr said he likes the historic-looking signs, even if they are reproductions, but thinks this one should be smaller. Mr. Griffin said the marquee signs give similar historic squares their character. Ms. Gray said the lighting and signs are like jewelry for the downtown when they are done well.

Mr. Wilson moved to approve the application with the stipulations that: 1.) the reclaimed wood siding be replaced with brick, and 2.) all of the signs be reviewed under separate applications, to be submitted when details are available. Mr. Lozier seconded the motion, which was approved 7-0.